

Est. 1955

Tarn &Tarn

**UNIT 3 OAKWOOD
HOUSE 414-422
HACKNEY ROAD
CAMBRIDGE HEATH
LONDON
E2 7SY**

**INCOME PRODUCING
ASSET IN THE HEART
OF CAMBRIDGE
HEATH**



DESCRIPTION

The available asset comprises a self-contained E Class commercial unit on the ground floor of the Oakwood House development, benefiting from excellent natural light and strong transport connectivity. The property is currently producing an income of £17,000 per annum from the established play café, Dreami Ltd, and is available for purchase on a long leasehold of 250 years.

SUMMARY

- Self Contained
- Good Ceiling Height
- Good Natural Light
- Security Shutter
- Good Transport Links





LOCATION

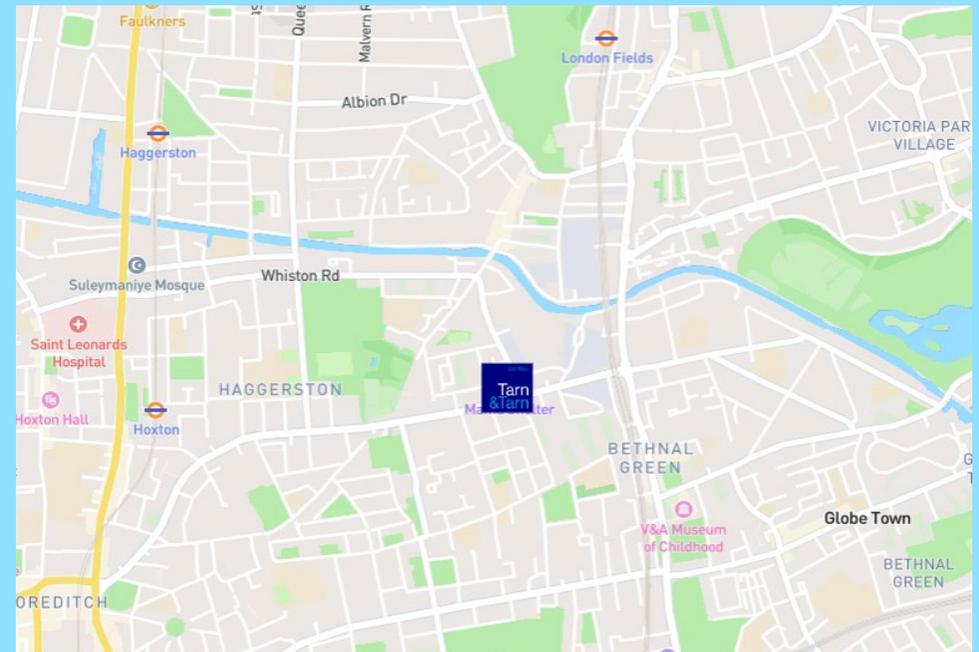
THE AREA

This property is located on the north side of Hackney Road, near the junction with Cambridge Heath Road. The street has become increasingly popular among young and trendy locals, thanks to the recent addition of new art galleries and fashion retailers. Moreover, the area offers convenient access to London Transport bus and train services, with the nearest Overground station being Cambridge Heath. Positioned only a short walk to the south-east from Broadway Market, the site boasts fantastic exposure to vehicles and pedestrians.



TRANSPORT

-  Cambridge Heath (5-minute walk) – **Overground Line**
-  Bethnal Green (12-minute walk) – **Central Line**
-  London Fields (18-minute walk) - **Overground Line**



ACCOMMODATION

UNITS/FLOOR	SQ FT	Price	Rates payable	Rateable Value	Service charge	EPC
Ground - Unit 3	1,106	£380,000	£11,601.75	£23,250	£3,119.23	D
TOTAL	1,106					

TERMS

250 Year Long Leasehold from 2012 – 236 remaining unexpired years

Ground Rent: Peppercorn

Both parties to cover their own legal fees

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

TENANCY DETAILS

- Passing Rent: £17,000 per annum
- Tenant: Dreami LTD since 17/07/2023
- Rental deposit: £4,250
- Rent review every 5th anniversary

VAT

Not Applicable

LOCAL AUTHORITY

London Borough of Hackney

BUILDING INSURANCE

TBA



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VIEWINGS

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